



GRASSROOTS
REALTY GROUP

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664 49 Avenue W
Claresholm, Alberta

MLS # A2259719



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,229 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this ideal family home, perfectly situated just a stone's throw from Lions Park and within easy walking distance to downtown, schools, and scenic walking paths. This inviting split-level home truly has it all. Step inside to discover a charming farmhouse-style galley kitchen featuring a corner pantry, ample cabinetry, and generous counter space. The spacious dining area flows seamlessly into the large living room, where south-facing windows fill the space with natural light. From the dining room, step into the bright sunroom — the perfect spot to enjoy your morning coffee or unwind after a long day. Upstairs, you'll find a 4-piece bathroom with convenient access from the spacious primary bedroom, which overlooks the private backyard. Two additional bedrooms complete the upper level, offering plenty of space for family or guests. The lower level features a cozy family room anchored by a gas fireplace, a convenient office nook, a generous laundry area, and a 2-piece bath. The basement level provides a versatile games or theater room plus additional storage. Enjoy the convenience of an attached single garage and the privacy of a large, fully fenced backyard. Mature trees provide shade and character, while the expansive deck offers plenty of room for entertaining. With back alley access and a side walking path, this home is both welcoming and practical — ready for you to move in and fall in love.